

» Town of Stoneham Stoneham High School

- ✓ **No Surprises**
- ✓ **Integrate Educational and Facilities Goals**
- ✓ **On Time and On Budget**

Owner's Project Management Services
February 7, 2020



Staffing Plan

Core Team



Dale Caldwell, LEED AP, MCPPO
Project Executive

Preconstruction: 10-20%
Construction: 1-3%



Chuck Adam, MCPPO
Project Director

Preconstruction: 30-40%
Construction: 60-80%



Susan Gleason, MCPPO
Sr. Project Manager

Preconstruction: 10-20%
Construction: 80-100%



Iryna Nos, MCPPO
Assistant Project Manager

Preconstruction: 10-20%
Construction: 80-100%



Gerry Albert
Project Representative

Preconstruction: 0-5%
Construction: 100%

Additional Staff Resources



Matthew Impastato, LEED AP
Estimating/Value Management



Pedro Benitez, PSP, PMI-SP
Scheduling



Sandy MacLeod, AIA, LEED AP
Permitting/Codes



David Watts
Environmental Health & Safety



Hal Raymond
Building Envelope Specialist



Robert Malone
Geothermal Specialist

Status of Current Projects

Staff Member	Role	Current Projects	Status of Project	Completion Date
Chuck Adam	Project Director	CT Douglas/Gates Elementary School, Acton, MA	Design Development, early site construction to begin in Fall 2020	Fall 2022
	Sr. Project Manager	Winthrop Miller Field Turf and Stadium Project	Construction Complete	Summer 2020
Susan Gleason	Sr. Project Manager	Polar Park, Worcester, MA	Construction	Spring 2021
		Fitchburg State University, Summer 2020 Projects	Design	Summer 2020
Iryna Nos	Assistant Project Manager	Attleboro High School, Attleboro, ,MA	Construction	Fall 2022
Gerry Albert	Project Representative	Minuteman Vocational High School, Lincoln, MA	Closeout	Summer 2020

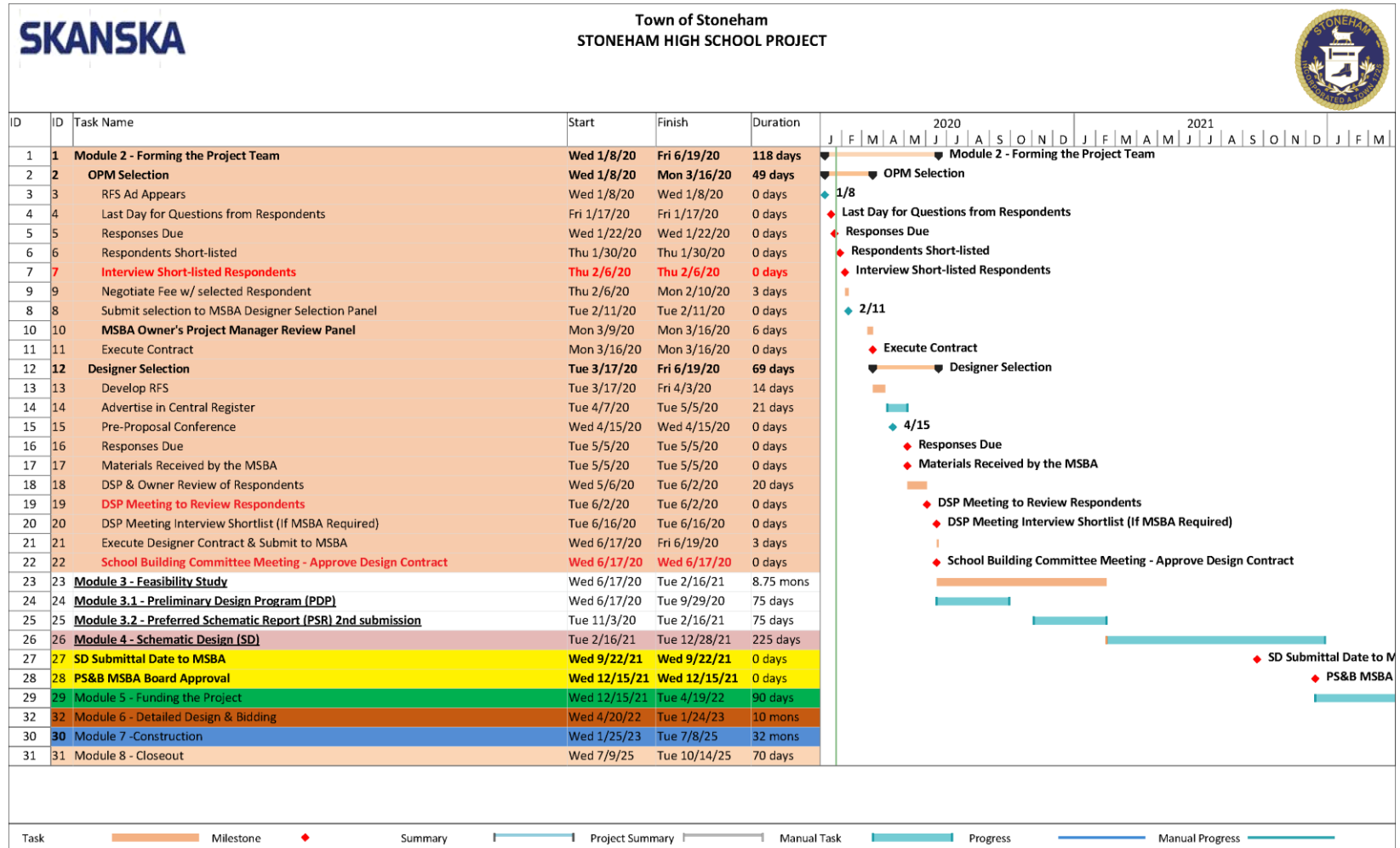
Managing the Construction Budget

Terms of Statement				
Stoneham High School				
Total Project Budget: All costs associated with the project as outlined in the Schematic Design Phase		Estimated Budget	Estimated Budget	Estimated Budget
Feasibility Study Agreement Subtotal				
Architectural/Engineering Subtotal				
Construction Subtotal				
Furnishings & Equipment Subtotal				
Total Project Budget				
Estimated Maximum Total Facilities Grant				

Complete and Durable Budget

- Reflects Programming goals
- Clear and concise scope documents
- Builder constructability review
- Continuous value engineering
- In-house estimating
- Benchmarking historical costs
- Real-time Marketplace Costs/ Actual Market Conditions
- Realistic contingencies
- Energy model validation
- Flexibility in sustainability

Baseline Schedule



Schedule Acceleration

- DSP Process
- Potential Early packages
 - The addition of possible driving lanes on Franklin Street and widening of the existing driveway
 - Early site exploration to find potential ledge
 - Potential swing space or modular classrooms
 - Foundations
 - Steel and other long lead time pre-ordering
 - Geothermal test wells
- Optimal phasing and logistics
- Expedited Closeout and Commissioning Procedures

Schedule Acceleration Examples

- **Winthrop Middle/High School**
 - Early abatement & demo package
 - Rammed Aggregate Piers (RAP)
 - Steel & Foundations Pre-purchase
- **Auburn Middle School:**
 - Early ledge removal
- **Acton-Boxborough C.T. Douglas Elementary School**
 - Early Special Permit Reviews and Approvals (DEP Waiver) in SD
- **Minuteman High School**
 - Pre-purchased prefabricated, timber-framed bridges



Management Style/Public Input

Collaborative Approach

- Professional, inclusion, and respect
- All opinions are important
- Building a high-performance team

Provide Information on a Continuing Basis

- Open Houses at School
- Informal Votes
- Public Forums/Workshops
- Community Access TV / Social Media
- Project Website



What Sets Us Apart

In-House Resources

- Board of Building Regulations and Standards (BBRS) Representative
- Estimating
- Scheduling
- Building Envelope Specialists
- Commissioning
- National Sustainability Group
- Enhanced Turnover Specialists



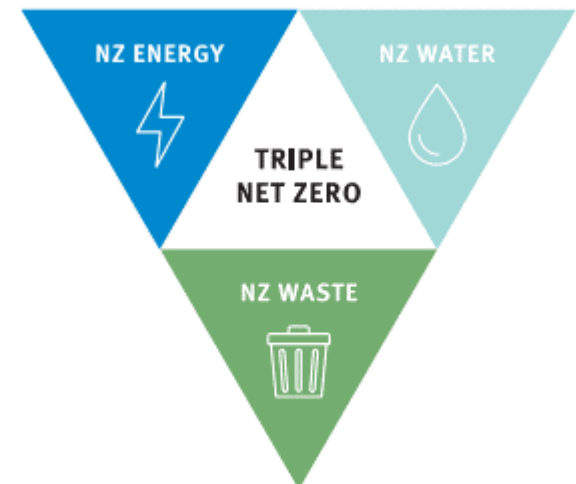
Builder's Expertise

- Ability to maximize safety, save money and reduce risks

Reputation

- Ability to attract best designers and contractors to your project

Net Zero Experience



What Sets Us Apart – Net Zero Expertise

Current project with similar sustainability goals

C. T. Douglas and Gates Elementary Schools, Acton, MA

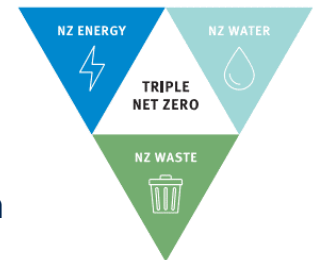
The following approaches to net zero have been established for the Douglas-Gates Elementary School project:

Net Zero Energy: 100% of the source energy consumed on site will be met through on site renewable energy, on an annual basis. The project is aiming to rely on all electrical energy.

Net Zero Water: 100% of the project's non-potable water demand will be met through rainwater capture. The project's grey and blackwater will be recharged to the ground through a septic system.

Net Zero Waste – School Operations: 95% of the total waste generated on site will be diverted from the landfill. The district will continue to evaluate streams for the remaining waste.

Net Zero Waste - Construction: target a 90% diversion rate, with a minimum 75% rate, of demolition and construction waste from landfill by weight.



What Sets Us Apart – Furniture Recycling

Taconic High School, Pittsfield, MA Surplus Classroom Furniture




IRN
THE REUSE NETWORK

On behalf of recipients in El Salvador, Mauritania, Lebanon, Haiti, Malawi and Jamaica, IRN expresses sincere appreciation to Pittsfield Public Schools and Skanska for the gracious provision of surplus classroom furniture.


Date: June 28 – July 2, 2018
Location: Taconic High School, 96 Valentine Road
 Pittsfield, Massachusetts
Details: 2671 pieces of surplus classroom furniture totaling 130,689 pounds, were shipped for relief efforts to San Salvador, El Salvador, Nouakchott, Mauritania, Beirut, Lebanon, Port Au Prince, Haiti, Lilongwe, Malawi and Spanish Town, Jamaica through IRN's non-profit partners.




Date: 5/28/2018



SUR3567 Conclusion Report
 Taconic High School, 96 Valentine Rd., Pittsfield, MA
 June 28 – July 2, 2018



Item	Destination					Total
	Jamaica	El Salvador	Haiti	Malawi	Mauritania	
Classroom						
Student Chair	61	274	95	209	219	858
Student Combo Desk	213	146	158	209	103	829
Student Open-Face Desk	49	8		11	2	70
Table, Computer	15	10			15	40
Table, Science Classroom	31	25			5	61
Table, Work/Activity	31	64	2	15	26	138
Administrative/Professional						
Desk, Professional	11	38	28		12	89
File Cabinet, 2-3 Drawer	20	15		17	10	62
File Cabinet, 4-5 Drawer	5	51	11	31	25	123
Seating						
Chair, Other		77				77
Chair, Task	11	19	5			35
Stool	44	13			37	94
Wheeled Cart	16	6		1	6	29
Storage						
Bookcase	15	8		12	2	37
Storage Cabinet	5	18		7	12	42
Other						
Table, Other	8	19		3	2	32
Other	10	44		1		55
Total	545	835	299	516	476	2,671

IRN - The Reuse Network
www.irmsurplus.com



Most Similar Project

- Challenging site
- 970 students
- Built on Main Street
- MWRA
- Flood Plain
- Abutters
- Swing space
- Artificial Turf Field
- Enhanced Commissioning



Winthrop Middle/High School



- Challenging Feasibility Study
- 990 students
- Tight site with close abutters
- Net Zero goals
- Wetlands



C.T. Douglas and Gates Elementary Schools



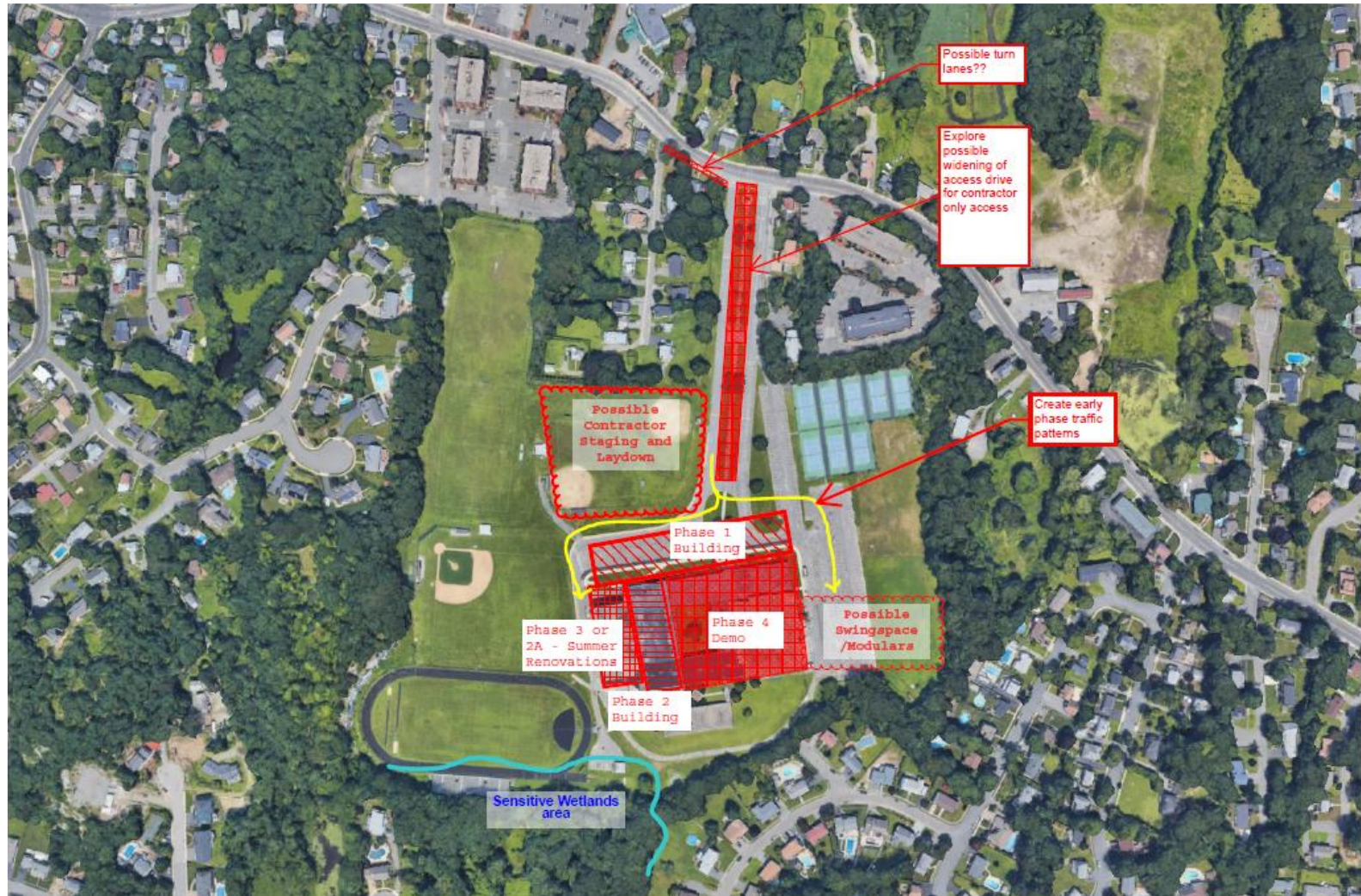
Commissioning

Attention to Detail

- Commissioning Starts on Day One
- Building Operator Certificate Training
- Coordinate Specifications
- Basis of Design Verification
- CHPS/LEED
- Blower Door Test
- Options for Enhanced Commissioning
 - System-specific sequence for start-up and commissioning
 - Documenting logic flow and establishing that it be followed
 - Bring system on line systemically
- Seamless transition to efficiently operating your school
- In-House Certified Energy Manager



Community Priorities: Phasing and Logistics



Relevant Experience

Wetlands

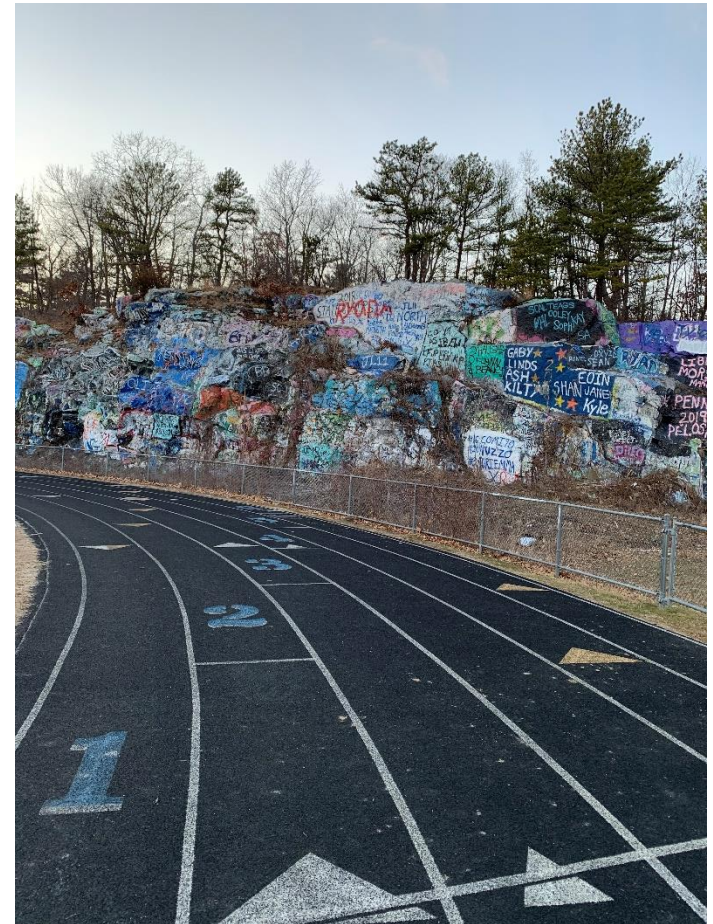
- Winthrop Miller Field
- Acton-Boxborough CT Douglas
- Auburn Middle School
- Taconic High School

Athletic Field Renovations

- Winthrop Miller Field and 13 others

Managing Traffic Concerns

- Student Drop-off and Pick-Up
- Student Parking
- First Responders
- Trucking Routes
- Deliveries/Contractor Parking



Innovative Solution

Winchester High School - Occupied, Phased Renovation



What Excites Us

- We have high-school age kids!
- Challenging Site Constraints
- Net Zero
- Working with previous client again
- Student involvement
- Bringing lessons learned from similar projects
- Making new connections
- Helping dedicated volunteers achieve their goals



» Best Fit for Stoneham

- ✓ MSBA Process Expertise
- ✓ Community Outreach Expertise
- ✓ In-House Resources
- ✓ Builder's Expertise
 - Ability to maximize safety, save money and reduce risks
- ✓ Net Zero Experience
- ✓ Reputation
 - Ability to attract best designers and contractors to your project

